



48 Coleridge Way, Oakham, LE15 6GA

 **NEWTON FALLOWELL**

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Key Features

- Stunningly Presented Three Bedroom Property
- Modern Layout With First-Floor Reception Room
- Open-Plan Kitchen/Breakfast Room
- Two Modern Bathrooms, Including En-Suite To Master
- Practical Solutions Throughout, Including Ground Floor W/C & Utility
- Private Rear Garden; Ideal For Entertaining
- Single Garage With Allocated Parking Spcce
- Convenient Location With Great Access To Amenities & commuter Links
- EPC Rating C

Guide price £260,000 - £270,000





GUIDE PRICE: £260,000 - £270,000

Ideally positioned on Coleridge Way, a highly sought-after residential area just off Cold Overton Road, this superb end-terraced three-bedroom home offers modern, well-maintained accommodation within walking distance of Oakham's town centre, local amenities, and highly regarded schools. Presented in move-in condition, the property combines contemporary living with excellent practicality - perfectly suited to modern family life or professional buyers.

The property is arranged over three well-planned floors, with the ground floor featuring a welcoming entrance hall, useful utility room, and ground floor WC. The impressive kitchen/breakfast room to the rear offers a modern and stylish layout, with ample space for dining and double doors opening onto the garden, ideal for relaxed entertaining. A large understairs cupboard provides additional, convenient storage.

The first floor accommodates the spacious master bedroom, complete with en-suite shower room, alongside a bright and airy living room - offering a versatile space that could easily serve as a lounge or additional bedroom if required. The top floor hosts two further double bedrooms and a modern three-piece family bathroom, completing the thoughtfully designed layout.

Externally, the property continues to impress. The rear garden is neatly presented and is fully enclosed by timber fencing to provide a private and manageable outdoor space. A single garage and allocated off-street parking space are located to the rear, ensuring both convenience and security.

This property represents an excellent opportunity to acquire a well-cared-for and spacious modern home in one of Oakham's most desirable locations - a short walk from the market town centre, schools, and transport links. Early viewing is highly recommended.

Room Measurements

Entrance Hall 2.97m x 1.93m (9'8" x 6'4")

Kitchen/Reception Room 6.62m x 3.91m (21'8" x 12'10")

WC 2.56m x 0.84m (8'5" x 2'10")

Utility Room 1.75m x 1.75m (5'8" x 5'8")

First Floor Landing 2.94m x 1.93m (9'7" x 6'4")

Living Room 3.81m x 3.48m (12'6" x 11'5")

Bedroom One 3.86m x 2.82m (12'8" x 9'4")

En-Suite 2.03m x 1.85m (6'8" x 6'1")

Bedroom Two 4.01m x 3.83m (13'2" x 12'7")

Bedroom Three 3.1m x 1.83m (10'2" x 6'0")

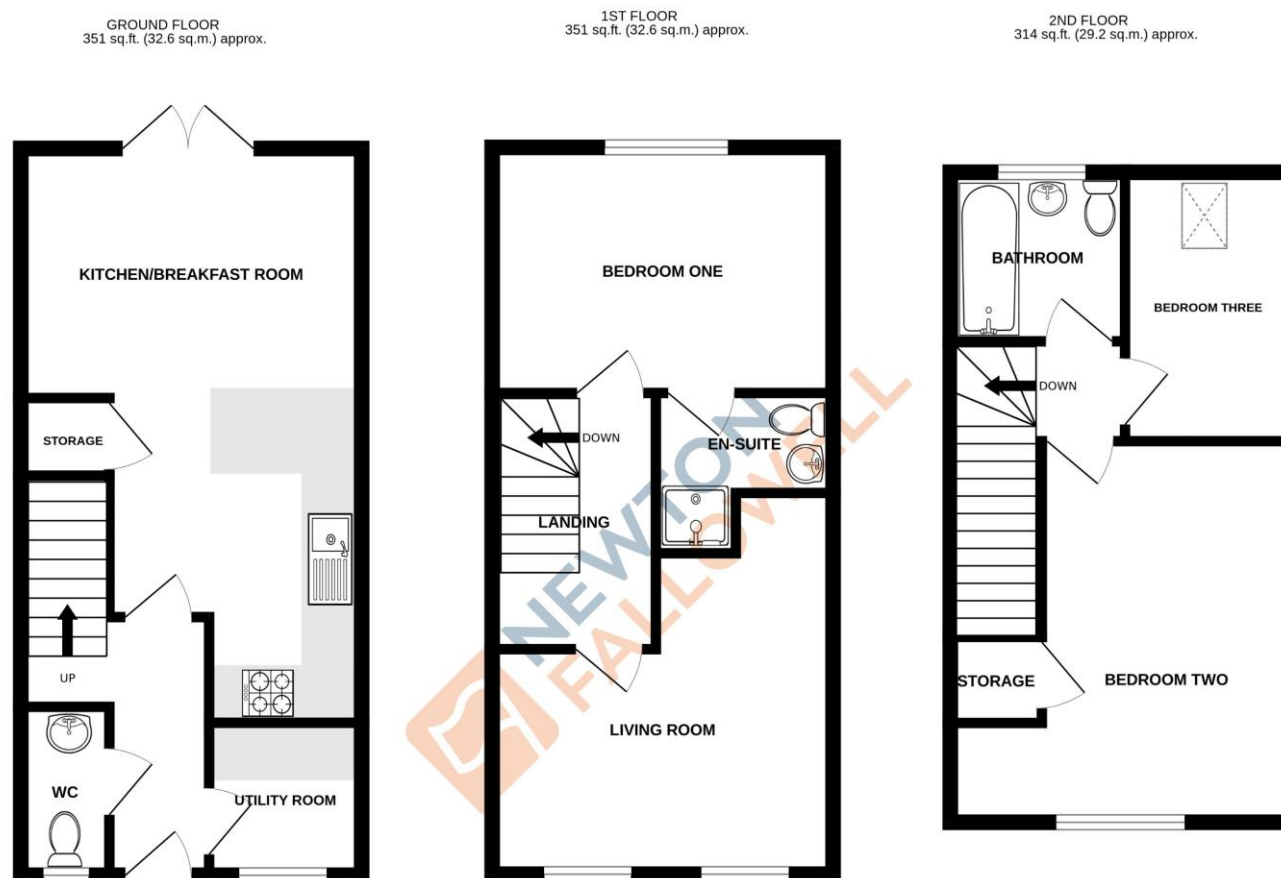
Bathroom 2.01m x 1.95m (6'7" x 6'5")

Residents Management Company:

The property is liable to pay an annual charge to Brunel Property Management for the maintenance and upkeep of the common areas within the development. We are advised that the current charge is £300.00 per property, per annum and is reviewable on an annual basis. Contact Newton Fallowell for further information.

Agents Notes: Draft Details

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



COLERIDGE WAY, OAKHAM, LE15 6GA

TOTAL FLOOR AREA : 1017 sq.ft. (94.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: C

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.